

GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES
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A. CALL TO ORDER BY PRESIDING OFFICER

Vice Chair Dick Strathern called the Gresham Redevelopment Commission (GRDC) meeting to order at 4:02 p.m. on the 21st day of January 2010 in the Council Chambers, Public Safety & Schools Bldg., 1333 NW Eastman Parkway, Gresham, Oregon.

COMMISSION PRESENT: SHIRLEY CRADDICK
 JOSH FUHRER
 CAROL NIELSEN-HOOD
 DICK STRATHERN, Vice Chair
 PAUL WARR-KING
 DAVID WIDMARK

COMMISSION ABSENT: SHANE T. BEMIS, CHAIR

STAFF PRESENT: ALICE ROUYER, GRDC EXECUTIVE DIRECTOR
 MICHAEL PARKHURST, SENIOR CITY PLANNER
 RICK FAUS, SENIOR ASSISTANT CITY ATTORNEY
 MIKE ABBATÉ, URBAN DESIGN & PLANNING DIRECTOR
 CECILLE TURLEY, RECORDING SECRETARY

1. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS

Vice Chair Strathern read instructions.

B. CITIZEN AND COMMUNITY GROUP COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS

Catherine Nicewood, Vice President of the Rockwood Neighborhood Association gave comment. She said live/work units have been allowed against code at Elaine Station Apartments at 172nd and Couch. When Elaine Station was developed two years ago it was to be condominiums with retail on the ground floor facing 172nd. The property was sold and the condominiums were changed to apartments. A couple of weeks ago her neighbor saw refrigerators go into the retail units, which gave the impression those units were being changed to apartments. She spoke with Ken Onyima, Senior City Planner about it and he said those units were changed to live/work at the request of the property owner because they were not selling. She said that was not a good enough reason and asked him who at the City would follow up to make sure those units really are businesses. Mr. Onyima said the business will need to apply for a business license in order to rent or lease the space, but that the City does not follow up to confirm that the person living there is operating a business out of that location. She attended a Coalition of Gresham Neighborhood Associations meeting to get advice on the matter and the Coalition suggested she contact Mike Abbaté, Director of Urban Design & Planning. She called and spoke with Mr. Abbaté about the issue and voiced her frustration about the City making changes in Rockwood without notifying the neighbors or the Rockwood Neighborhood Association. She requested that the change to live/work wait until the review and public hearing on the codes scheduled for later this year since the code might not change. She called the City Manager a week ago to provide a brief update on the situation. It has been a week and she has not heard back. She wants some answers as to why the City can go against its own code and on how to keep this from happening again.

Vice Chair Strathern asked Mr. Abbaté to provide background information on the issue.

Mike Abbaté, Director of Urban Design and Planning provided background information on the Elaine Station development project and then detailed the process that resulted in the conversion of the units from commercial to live/work, as follows: On July 21, 2009 after the recent sale of Elaine Station, the new owner approached the City to ask if the commercial (retail) units could be converted to live/work and still meet the commercial requirement. One concern staff had with Elaine Station was that all of the commercial space was vacant. After reviewing the code, staff determined that the change to live/work would not change the primary use as a mixed use development and therefore allowed the commercial spaces to be modified through Design Review-A: Interior Tenant Improvement, a Building Permit process. In order to account for the required parking for the new tenants, a Type II Miscellaneous application was required and notice was sent out in October 2009 to neighbors living within 300 feet of Elaine Station, as required. The application was approved on November 13, 2009. Since then, two of the six units have been leased to individuals that live and operate businesses out of the units. In discussing the change with the owner, it was made clear that live/work can only meet the commercial requirement if there is a business operating out of the unit. The only measurement in the code is business licenses, but the City does not do a business license check to verify. The intent is to take problematic vacant space and get commercial activities happening.

Commissioner Shirley Craddick asked if the two businesses have business licenses.

Mr. Abbaté said he is not sure about both, but he heard anecdotally on the first one and the answer is yes. The business is either insurance or real estate.

Commissioner Craddick said she would like to hear follow up.

Mr. Abbaté replied yes.

Commissioner Josh Fuhrer asked how live/work is defined. Is it the traditional definition of retail space with customers coming in the front door or could someone like a graphic designer or architect who has few customers coming in meet the definition? In addition, does the zoning requirement contemplate those types of businesses?

Mr. Abbaté responded that live/work is usually proposed in situations where the norm is residential while also allowing some commercial. This situation is the reverse. There is no requirement for retail with walk-in customers at a certain frequency so examples of an architect's office would meet the requirement, which is fairly broad.

Commissioner Fuhrer asked how to determine if the occupant is actually a business short of a business license.

Mr. Abbaté said it is a challenge. The only measurement that could be consistently applied to all businesses across the City is a business license check.

Commissioner Carol Nielsen-Hood asked if she owned a property in historic downtown Gresham and the bottom floor was vacant commercial space, would she be able to do the same thing?

Mr. Abbaté explained that one of the reasons the zoning in downtown was changed is because in many places the requirements for commercial were not obtainable in the marketplace so the requirement for commercial was dramatically reduced in downtown and is now focused on Main Ave., 3rd, and Beech. The intent and desire on commercial districts is to have viable commercial businesses

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in those spaces as much as possible. It is a situation that needs to be watched. Staff could bring a recommendation to the GRDC on changing the code or leave as is to see how it works out over long haul, as the GRDC desires.

Commissioner David Widmark said there needs to be a tipping point on making a decision to allow commercial to change to live/work. What was that tipping point?

Mr. Abbaté said there are no clear standards in terms of a tipping point and those probably should be developed.

Carol Rulla, President of the Coalition of Gresham Neighborhood Associations gave comment. She explained that she was there in support of Catherine Nicewood since Ms. Nicewood approached the Coalition about the Elaine Station issue. Other neighborhood associations are concerned about the issue since it sets precedent when staff interprets the code not as the Coalition thinks it should be interpreted. She appreciates staff trying to get occupancy, but she sees a danger in it only being decided at the staff level. She would have hoped this question would have risen to a higher level before a decision was made. Ms. Nicewood told her she did not see a sign posted for the Type II application related to the parking, and John Bildsoe, President of the Rockwood Neighborhood Association should have received notice, but he evidently was not aware of it. Ms. Nicewood she stopped by the two units that are now occupied, but with one of them there is no one there, there is no sign, and it does not look like a business. The City has to be very careful in order to maintain its credibility and the trust the citizens have in the City and it is just this type of thing that destroys the trust. Transparency, openness, and the City following its own code are important and this kind of thing makes it look like the City is making an exception for itself. This creates a credibility problem.

Commissioner Fuhrer asked how comprehensive the code is with regard to live/work units and alternative space in comparison to other cities that may have dealt with these issues, and should a more fine grain approach be taken to the live/work code?

Mr. Abbaté said commercial requirements in general in mixed-use buildings are a problem in the code because they are ill defined with unclear thresholds. This issue has come up on many projects. The Corridor Districts Review and Development Code Improvement projects will clarify the language around commercial use. The issue of live/work units needing better definition and clarification has been added as an additional task.

Commissioner Nielsen-Hood said that in this economy, the situation probably would not get better for a couple of years. Is there a time frame on this so all of these live/work units do not end up converting to apartments? Since no one is renting space now, there will be more call for that type of change so there is a need to nip it in the bud or have code that works with it.

Mr. Abbaté said at this point, the answer is no on the live/work component, but staff can come back with a timeline. He will develop and provide.

Commissioner Craddick commented that a key piece of this is follow-up to ensure those applying for live/work really are a business so in the review, what process can be put in place?

Mr. Abbaté replied that staff would follow up with property owner to confirm there is commercial activity.

Commissioner Fuhrer said it is important not to demonize the concept of live/work. Larger

businesses have laid people off and have not rehired and people have been exhausting their unemployment benefits so many people are starting their own small businesses as a result. There is a ramp up period and it may take time to make a business look like a business with customers coming through the door. The approach to the revision to the live/work code needs to be realistic in terms of how the space will be used and should take into consideration the typical experience of the uses of that space and the challenges they have from getting a business from zero to maturity.

Commissioner Widmark noted that Commissioner Fuhrer makes a good point. There is live/work and also home occupation. The difference between those two needs to be clearly defined.

Vice Chair Strathern asked what the property is zoned.

Mr. Abbaté replied Station Center, which allows mixed use. In addition to the Multi-Family Design Standards project that is nearing the legislative process, staff is also working on Rockwood Design Standards and the issue of commercial use and what the threshold is for commercial in mixed-use buildings as part of the Development Code Improvement project. All of those will be complete this calendar year.

Vice Chair Strathern asked if any of this touches on the sustainability initiative where the City is collaborating with the University of Oregon students. Will the students have an opportunity to provide input?

Mr. Abbaté said good thought. Professor Nico Larco has expertise in multi-family and might have some thoughts on live/work that might be helpful.

Scott Forrester, Gresham resident gave comment. He said before he provides comment, he requests that Mr. Abbate be instructed to submit his prepared notes on the Elaine Station issue into the record to provide background information on the issue to citizens who are interested.

Vice Chair Strathern said he would take it under advisement, but his problem with the whole discussion is he feels it is more appropriate for a City Council meeting.

Rick Faus, Senior Assistant City Attorney said except for information, this matter is clearly not within the purview of the GRDC. This is a matter appropriate for the City Council and not for the GRDC.

Mr. Forrester gave comment. He said he is here for the Rockwood Water People's Utility District (PUD). He understands that the City Council is in receipt of a preliminary feasibility study done by D. Hittle & Associates in 2004 on behalf of the PUD to determine the feasibility of providing electricity service to its customer base, which it has the legal authority to provide. Currently, Portland General Electric (PGE) is the exclusive supplier of electricity to customers within the PUD's territory. The table on the last page of the study projected in 2010 a savings of 10.2 percent on utility rates for all classes of customers. That does not include three subsequent rate increases, which have been somewhere between 12 and 18 percent, depending on the class of customer. Adding the 10.2 percent in projected savings to the 12 to 18 percent in rate increases could result in as much as a 20 percent savings on electricity bills. He believes there are at least 25,000 to 35,000 residential customers in Rockwood and a 20 percent savings on electricity would be money in the pocket to spend on other necessary items, such as rent, food, gas, medication, clothes, etc. He is requesting that the GRDC make a referral to the GRDC Advisory Committee (GRDCAC) to allow the GRDCAC to work with him and others to explore this issue. He hopes to eventually get to an action item where a letter is sent to the PUD requesting that it update the feasibility study since it is old and needs new numbers. D. Hittle & Associates stated

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they could update the study for \$7,800, which is a modest amount considering the study identified savings in utility rates of tens of millions of dollars per year for all customers. He thinks it is a worthy investment and knows there are Urban Renewal funds available if the PUD has trouble obtaining the funds to update the study. In that case, maybe there could be a partnership where the GRDC could provide the funds for the fact-finding and those facts could allow for further discussion about the benefits.

Commissioner Fuhrer commented that it is a great idea that needs to be looked at, but is it a GRDC, City Council, or Citizen Involvement Committee issue?

Vice Chair Strathern said he thinks both since aspects of it would have a big impact on the Urban Renewal Area (URA). He was looking at this in terms of who the City's big electricity users are and who are the potential customers we are trying to recruit to this area. He was most recently thinking of it in terms of Springwater. If we are looking for clean technology, some of those applications require a huge amount of electricity so it makes a lot sense to look into it.

Mr. Forrester commented that he believes the GRDC is in is because it is sitting on a pool of money to redevelop the area. He saw on the City's web site a Gresham industrial site study. The bulk of the study area was in the URA so there is a conjunction between the GRDC, industrial, and business development. There is also the nexus of utility bills while trying to attract and retain existing businesses. If it can be projected that under the PUD there would be a guarantee of lower utility rates while keeping the same reliability - PUD's have a great reputation in the state, then this is something that could actually be a positive attractor. Rockwood could have an ace in the hole.

Mr. Faus said he thinks this is clearly a City Council issue, but he cannot say whether it is an issue that is properly within the purview of the GRDC without first reviewing the Rockwood-West Gresham Renewal Plan.

Commissioner Fuhrer said he would like to be sure that the conversation takes places under the auspices of the right entity so whatever decisions are made can actually move forward.

Commissioner Craddick suggested that the GRDC make a recommendation to bring the issue to the City Council for discussion.

Mr. Faus said if the GRDC is saying it wants to bring it to the City Council's attention, it can say that, but beyond that it cannot go.

Roger Meyer, Gresham resident gave comment. He said it in all previous citizen comments at this meeting, what was really being discussed was business development and what struck him was the lack of the obvious question of what policies, practices, and money has the GRDC dedicated toward development of small businesses. To his knowledge, the answer is none for all practical purposes and it seems that many of the issues addressed by all of the previous speakers touched directly on that very issue. What kind of small business policy and economic development protocols is the GRDC and City of Gresham willing to engage in at this point in the discussion? Time is running out. Economic times are going to change and in this environment, many of the old rules do not apply. There is an ideal opportunity to go for broke in a complete exploration of small business and merchant feasibility and what makes a community work far beyond the limited life of a URA.

Commissioner Paul Warr-King noted that the GRDC has established the Storefront Improvement grant program as well as others in terms of employment assistance given to companies large and

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small, such as a \$100,000 grant to Denton Plastics, grants to RR Donnelly and others, as well as something coming up with Boeing for being in the Enterprise Zone. The GRDC has not been sitting on its haunches. There is a lot going on.

Alice Rouyer, GRDC Executive Director said some of this would be covered in the 2010 GRDC Work Plan presentation coming up on the agenda, and she would be happy to provide more data on what was done in past with the grant programs.

Mr. Meyer said the real issue is not bringing in jobs for large-scale manufacturers or updating current business enterprises, but the viability of the small business infrastructure within the URA. He doubts a single member of this staff ever earned his or her living operating a small business. The absence of that experience is clearly reflected in staff's piecemeal approach that is primarily reactive versus proactive. It takes the activity and concerns of this GRDC to provide staff with sufficient clarity and direction to take a look at the viable life of the URA following its ending in 14 years. That is his primary concern. Very few people are aware of the Storefront grant program and it and the Apartment Rehabilitation grant amount to a very small portion of the reason for the URA's passage. Those programs do not give sum and substance to a neighborhood's perception of itself as a place where people can live and derive their incomes in small businesses, such as those discussed here tonight.

Vice Chair Strathern commented that something he discovered with the University of Oregon presentations was soft infrastructure. Rockwood largely has the infrastructure, but is there exploration working with small businesses and getting creative on the job creation aspect? What mechanisms should be developed? He spoke with the Oregon Employment Department about the statistics for this area. It became clear there is not much being done in terms of soft infrastructure so maybe that should be looked at.

C. CONSENT AGENDA

1. GRESHAM REDEVELOPMENT COMMISSION MEETING MINUTES OF AUGUST 20, SEPTEMBER 17, AND OCTOBER 15, 2009.

Motion was made by Commissioner Paul Warr-King and seconded by Commissioner Josh Fuhrer **TO APPROVE CONSENT AGENDA ITEM C-1**. The motion passed as follows:

BEMIS	ABSENT	STRATHERN	YES
BENNETT	YES	WARR-KING	YES
CRADDICK	YES	WIDMARK	YES
NIELSEN-HOOD	YES		

D. COMMISSION BUSINESS

1. 2010 GRDC WORK PLAN

Alice Rouyer, GRDC Executive Director presented the staff report. (PowerPoint presentation attached as Exhibit A.)

Commissioner Strathern commented that one thing he has learned over the last couple of years is that urban renewal is not a blank check, but an opportunity for that segment of the City to outreach not just within the local community, but to interface on common issues for Rockwood as they relate to

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Multnomah County, Metro, and Portland. No segment can stand alone, but has to engage the greater community for the best outcome because that is where the resources are in one form or another. Sometimes imitation is the highest form of flattery. The PDC often steps outside of its sandbox and engages with the community. Sometimes it is stepped on and other times it makes a significant breakthrough. The GRDC may be at a point of maturity now where it should no longer be bashful and reach out in that broader sense. A GRDC work plan is a big breakthrough for the GRDC and URA.

A motion was made by Commissioner Shirley Craddick, second by Commissioner Josh Fuhrer **TO APPROVE THE PROPOSED 2010 GRDC WORK PLAN.** The motion passed as follows:

BEMIS	ABSENT	STRATHERN	YES
BENNETT	YES	WARR-KING	YES
CRADDICK	YES	WIDMARK	YES
NIELSEN-HOOD	YES		

2. PLAZA DEL SOL: STATUS UPDATE

Michael Parkhurst, Senior Planner presented the staff report. (PowerPoint presentation attached as Exhibit B.)

Commissioner Fuhrer said he attended the GRDCAC meeting and many thoughtful ideas were put forth. They felt the GRDC should carefully consider the sequencing of some of the interim use installations as this property sits adjacent to the MAX and 187th/188th street realignment projects. If part of this site will be used for construction staging, it must be determined how much of site will be used for that staging and for how long since it might conflict with putting in basketball courts at that location. There was also the question of parking for the RCO. Regarding food carts, the reason they are so successful in downtown Portland is because of the large office contingent that needs to buy lunch every day. He is not sure Rockwood has that type of customer base. He is not opposed to food carts per se, but he wonders where the demand is and would they conflict with some of the restaurants in the area. Until the food cart question has been thought through, he wonders if it makes sense to move the basketball courts down to the southwest corner of the site, which is as far away from those two projects as possible, and use the basketball courts area as parking for the RCO. It would open up a lot of space on the north side of property for construction staging activities and as those projects are completed, immediately upon completion begin putting in playground equipment and other pieces that might attract a more sensitive play use than basketball courts. We also need to determine who we are trying to attract and when. Basketball courts for older kids at the southwest corner is probably much safer than having little kids playing right in the middle of the site so it does make sense to wait on some of these pieces that would attract small kids until the two projects are completed.

Commissioner Widmark said he concurs with Commissioner Fuhrer, particularly regarding construction staging. It does make sense to use the northeast corner of the site for that staging. Regarding the issue of food carts, the viability of food carts was discussed last June or July and there was concern then that they not take away from existing restaurants in the area. Further research is needed on that issue. He would only want to see basketball courts go in after construction is completed.

Commissioner Craddick said she was also at the GRDCAC meeting and they had some good suggestions. Will the basketball courts be a challenge at the southwest corner since they will be so close to the road? There is a need to keep the balls from going out of the street.

Mr. Parkhurst explained that a similar example is Laurelhurst Park where it seems to work fine.

Commissioner Nielsen-Hood said the discussion last year was to get activity going on the property. Now that Plaza del Sol and the wildflower walking path are in, if we are asked to hold off on the rest during construction, how do we draw people to the site to keep them involved and have ownership?

Commissioner Paul Warr-King said he would like to support Commissioner Nielsen-Hood. Enough time has been spent looking at this and we are making another excuse to stall this thing for another year. He said there is a lot of property on the west side of 185th that could be used for construction staging.

He does not want to see the progress on this stopped when so many people are waiting to use the property and have been promised this property for so long. Is Police Chief Junginger aware of any problems on the property?

Craig Junginger, Police Chief answered not to his knowledge.

Commissioner Fuhrer said the basketball courts or some sort of activities could go in immediately or very early in the year at the southwest corner to attract people to the site. The construction staging question needs to be answered. The question is how to activate the southern portion of the site sooner rather than later and prevent programs that would have little kids running around near a construction site. That was the balance the GRDCAC was trying to strike.

Ms. Rouyer noted that the GRDCAC on its own has adopted the project of providing support for programming events on Plaza del Sol and wants to begin in 2010 with one or two events. Vice Chair Stegmann suggested a Chamber event.

Commissioner Craddick said the new road would go through the site near the basketball courts and Plaza del Sol so the construction equipment will be close. Commissioner Warr-King's thought on seeing if the construction equipment could be staged elsewhere is good one. It would be very helpful.

Ms. Rouyer said many of these questions cannot be answered until more is known about how construction will impact the site. A schedule is in development. Her strong recommendation is to defer most of these phases for two or three months until more is known. The GRDCAC did recommend benches for the walking path. More amenities are needed and benches could be installed without trouble.

Commissioner Warr-King said he is glad that benches will go in and can be used for picnics as the weather improves. Can some swings and activities be put in for the kids, even if a temporary use that is moved later? At least there would be a place for the kids to play and there would be tables there and people could have an area during construction. He doesn't want to see another year of delay.

Commissioner Strathern said he concurs with Commissioner Warr-King and thinks his idea of using property west of 185th for construction staging is a good one. The greatest need is Rockwood is the kids and the need is urgent. There has been much discussion on uses for adults, but we will miss boat if we leave out activities for younger kids. There is opportunity to integrate with the Police Department on interacting with the younger kids using the site as a way to help change how they view police. That holds tremendous potential.

Commissioner Widmark said regarding his previous statements, he still wants to see activities on the site, but the bigger picture is that there potentially could be permanent development on the site in a couple of years so and that needs to be factored into what is done with the site.

Commissioner Craddick commented that we are giving mixed direction to staff. There is going to be a road within feet of Plaza del Sol and heavy equipment will be nearby. Staff is concerned about putting children near heavy equipment. Children do not pay attention to their surroundings, which is one reason why schools are not located in industrial zones.

Vice Chair Strathern suggested looking at alternate sites nearby for construction staging. His concern is there is a need to do something for the kids in Rockwood.

Commissioner Warr-King said he doubts heavy equipment will be there on the weekends, which is when the activities will be happening.

Commissioner Fuhrer said he does not think the GRDCAC wants to put off additional installations or see a dead zone for even calendar year 2010. The question was simply a matter of timing and sequencing. It wanted to find a way to activate the southwest corner away from construction activity by putting in uses that attract older kids, install benches in the wildflower area, and hold off on doing anything more until there is a better understanding of the construction activities that will take place on the northeast corner of the site. Maybe most of construction will occur on weekdays, but there still might be equipment on the site. Regarding the landscaped play area, parents and children may have no desire to go there if it is a noisy construction site whereas older kids would not be as bothered by it if it is approached properly. It boils down to is not putting in the play equipment in the landscaped play area until further along in terms of construction, which would probably only be a three-month delay.

Commissioner Nielsen-Hood said those three months are the sunshine months when the uses will see the most activity. Is there any other property owned by the City within close proximity that could be used for construction staging?

Ms. Rouyer said nothing comes to mind, but staff can report back.

Commissioner Craddick said she fully recognizes Commissioner Fuhrer's comments. We do want to keep the site an active place available for children, but on this one staff recommends moving the basketball courts to the southwest corner and as soon as we possible bring on the other facilities once more is known about the construction activities.

Ms. Rouyer said based on what she heard, staff will report back in one or two months with a better idea of where construction staging will occur and how construction will impact some of the future phases. She heard support for moving ahead with the phases, including a landscape play area and perhaps moving the basketball courts to the southwest corner. She also heard support for the landscape play area. Staff can look at options for that if the GRDC so desires. The \$150,000 budget presented last summer for the interim uses did not include the play equipment, which was priced at about \$80,000. There was discussion at that time to look at going after grant funds for the play equipment.

3. ROCKWOOD MAX STATION AND RELATED INFRASTRUCTURE IMPROVEMENTS: STATUS UPDATE

Miichael Parkhurst, Senior City Planner presented the staff report. (PowerPoint presentation attached as Exhibit C.)

Commissioner Nielsen-Hood asked if staff has spoken to those businesses, including in their native language they understand.

Mr. Parkhurst replied not yet. Face-to-face outreach to businesses, particularly those where construction will be just outside of their door will take place and it will be important to communicate in a manner they can understand if they are not proficient in English.

Commissioner Nielsen-Hood said when light rail came in many businesses went out of business. She hopes everything possible will be done to prevent that from happening again. Regarding the landscaping, will there be irrigation so the plantings can stay lush?

Mr. Parkhurst said not on Stark Street Phase II, but there will be irrigation with the Burnside Road project.

Commissioner Craddick asked if it would be possible to take the improvements along Mr. Hopkins property all the way to Stark Street.

Ms. Rouyer said there is a building in the way, but they can be taken pretty far. Mr. Hopkins has expressed some willingness. One more meeting with him on this is needed before staff can get a green light, but a long expanse of improvements will be made along the Burnside Road frontage.

4. STOREFRONT IMPROVEMENT GRANT GUIDELINES: PROPOSED MODIFICATIONS

Michael Parkhurst, Senior Planner presented the staff report. (PowerPoint presentation attached as Exhibit D.)

Commissioner Widmark said he agrees that the more visible properties are definitely the ones we would want to be targeting and have wanted to target all along. Extending the boundary increases the viability of improving a larger area of this community. He would support Option A, B, or a combination of the two.

Commissioner Warr-King said if he recalls, the Ruby Junction area is mostly commercial and does not have a lot of visibility. Many of those properties will either be sold or condemned when TriMet expands its Ruby Junction facility.

Mr. Parkhurst said he believes the properties TriMet needs to expand its Ruby Junction Facility are south of the URA boundary. There are a variety of different types of retail and auto services businesses on 202nd between Burnside and Stark and to his knowledge, they would not be affected by TriMet's project.

Commissioner Craddick said she supports Option A. She attended the January 13, 2010 GRDCAC meeting and heard their comments. Since the grant budget is limited, she would like to focus those funds in a smaller area to get the biggest bang for the buck and be able to see the impact.

Commissioner Fuhrer asked how much capacity is there in the budget compared to the number of applications submitted and at what point historically does funding expire during the fiscal year?

Mr. Parkhurst responded to date, the funding for all grant programs is in one pool which is good for flexibility, but a couple New Industries grants could wipe out the budget. He believes funding ran out last year in February or March. This year it is looking more like April.

Ms. Rouyer noted that last year, staff came to the GRDC with a request for a supplemental budget to increase the grants budget. That is an option, if needed.

Commissioner Fuhrer asked if the Storefront Improvement grant could be used for new development or just renovation, and if just for renovations, why?

Mr. Parkhurst said the grant can only be used for renovations, but he is not sure why other than because all of the storefront models researched to design this program were for rehabilitating existing buildings. That is what the Portland Development Commission has historically done.

Commissioner Fuhrer said he has not thought it through to determine if it makes sense, but maybe the grant could be used as a tool to incent new development in some of the areas not on corridors if there was a commercial aspect to them where they were zoned commercial.

Mr. Parkhurst explained that the Predevelopment Services grant program was established to help defray some of the predevelopment costs for proposed projects and to some extent it would be an answer for projects in the Rockwood Town Center or on industrial land. He believes one of the Work Plan items is to think more about what can be done to support new development, especially small businesses, and making it a more vibrant commercial area.

Commissioner Fuhrer said if the decision is Option A or B, thinking down the road to permanent development on the Catalyst Site, it might make sense for the Rockwood Triangle itself to be eligible for a Storefront Improvement grant for new development and have it be a separate component of the grant program.

Vice Chair Strathern called for further comments.

There was none.

Vice Chair Strathern asked if the GRDC wanted to land on a specific option.

Commissioner Widmark said from what he is hearing, it sounds like Option A is preferred with some focus on the Rockwood Triangle. He proposes Option A.

Vice Chair Strathern asked if there was consensus on Option A.

There was consensus to go with Option A.

5. GOOD OF THE ORDER

None.

E. COMMISSION MEASURES AND PROPOSALS

1. ELECTION OF OFFICERS

Vice Chair

Vice Chair Strathern explained that the Vice Chair is the primary liaison to the GRDCAC.

Vice Chair Strathern opened the floor to nominations.

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Commissioner Warr-King said he would like to nominate Commissioner Strathern to serve for another year since he has done a great job.

Vice Chair Strathern said he appreciates the nomination, but he will abstain. He is having major surgery in February and the URA is at a critical stage. He enjoyed his two years and it is time for a change. He does have a very strong preference for a Commissioner who is six hours away from obtaining his degree in real estate development. He saw him shine during the sustainable cities initiative and he would be excellent.

Commissioner Widmark nominated Commissioner Fuhrer.

Commissioner Nielsen-Hood seconded nomination.

Vice Chair Strathern called for additional nominations.

There were none.

Election of Commissioner Josh Fuhrer as Vice Chair approved as follows:

BEMIS	ABSENT	STRATHERN	YES
BENNETT	YES	WARR-KING	YES
CRADDICK	YES	WIDMARK	YES
NIELSEN-HOOD	YES		

Acting Chair

Vice Chair Strathern opened the floor to nominations.

Commissioner Warr-King said he would like to nominate Commissioner Strathern since he would have enough knowledge to continue on in the absence of the Vice Chair.

Commissioner Widmark seconded the nomination.

Vice Chair Strathern called for additional nominations.

There were none.

Election of Commissioner Dick Strathern as Acting Chair approved as follows:

BEMIS	ABSENT	STRATHERN	YES
BENNETT	YES	WARR-KING	YES
CRADDICK	YES	WIDMARK	YES
NIELSEN-HOOD	YES		

F. ADJOURNMENT OF MEETING

Hearing no further business, Vice Chair Strathern adjourned the meeting at 5:56 p.m.

DICK STRATHERN,
VICE CHAIR

Respectfully submitted,

Cecille Turley,
Recording Secretary

After adjournment, the Commission participated in an Executive Session pursuant to ORS 192.660(2)(e) – Real Property Transactions, ORS 192.660(2)(f) – Public Records Exempt by Law from Public Inspection, and ORS 192.660(2)(h) – Legal Counsel, at 6:10 p.m. in the Office of Governance & Management Conference Room 3, Gresham City Hall, 1333 NW Eastman Parkway, Gresham, Oregon.